

SHREE HARI CORPORATION

S.No. 439, F.P.No. 164, T.P. 56 Sola,
Nr. Gokul Hotel, Bhagwat Temple 100 Ft. Road,
Sola Bhagwat Gota, Ahmedabad - 380060.

Ref. No. :

Date :

Allotment Letter

Shri had admitted as a member in our scheme known as "SAHAJ PRIME" having RERA Reg. No. subject to rules and regulations of the scheme and the terms & conditions agreed upon for full payment as per planned payment and had been allotted a Flat/Shop No admeasuring Sq. Mtrs of Carpet area, Sq. Mts of Balcony and Sq. Mtrs of Washarea in the said flat/Shop on Floor in Block No. as well as right to use common parking area and terrace except as per the rule and regulation of the scheme together with undivided share in common area in the scheme known as "SAHAJ PRIME" lying on non-agriculture land bearing Final Plot No. 164 given for survey no. 439 in T.P. Scheme no. 56 situated at Mouje : Gota Ta. Ghatlodiya, Dist. Ahmedabad at sale price of Rs./- . The agreement for sale of the aforesaid property shall be executed before receiving amount equivalent to 10% of the total sale consideration.

Boundries of the project land is mention hereunder :

NORTH : 30 Mtrs. Road

SOUTH : Corporation Plot and Final Plot No. 254

EAST : Final Plot No. 163

WEST : 30 Mtrs Road

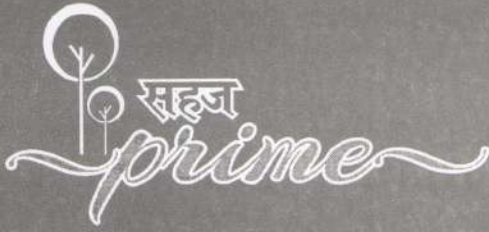
Boundries of the said Property is mentioned hereunder :

NORTH :

SOUTH :

EAST :

WEST :



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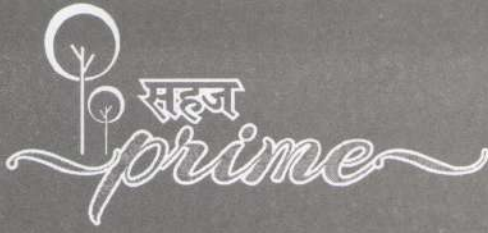
(1) The amount paid along with the Application form shall be treated as your Earnest Money towards acquisition of the said Unit and you shall pay the balance of Sale Consideration in accordance with the payment plan. Annexed hereto as ANNEXURE "A". The other charges that are payable by you at time of execution of Sale Deed towards the acquisition of the said Unit over and above the sale consideration are annexed hereto as ANNEXURE "B" and same are acceptable to you. In the event of you failing to pay the balance consideration and the other charges in time or if there is any delay on your part in making payment of any installment and/or other charges, in accordance with the payment plan, you shall be charged prevailing interest (i.e. MCLR+2% as prescribed under RERA) per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon which is duly acknowledged by you.

(2) This allotment is subject to your making timely payments and complying with all your obligations, terms and conditions, more particularly described in ANNEXURE "C" hereto. If you fail to comply with any of your obligations under the transaction as mentioned herein or otherwise including further time payment of the sale consideration as aforesaid then the developers shall be fully entitled at its sole discretion at any stage to cancel the Allotment/Booking of the said Unit and shall forfeit the Earnest Money paid hereunder.

In token of your confirmation of the above, please return duplicate copy of this letter duly signed by you

Place : Ahmedabad

Date : / /2019



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ANNEXURE-"A" PAYMENT SCHEDULE

On or before date	Amount to be paid
1. Booking Time 10%	
2. execution of Agreement 30%	
3. completion of the Plinth of the building or wing in which the said Apartment is located 45%	
4. completion of the RCC Work of the building 70%	
5. completion of the walls, internal plaster, floorings, doors and windows of the said property 75%	
6. completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said property 80%	
7. completion of the plumbing and external plaster, elevation, of the building or wing in which the said property 85%	
8. completion of the lifts, water pumps, electrical fittings, entrance lobby/s, plinth protection, paving of area appertain and all other requirements as may be the said property 95%	
9. Against and at the time of handing over of the possession of the said property 100%	
<u>TOTAL RS</u>	

ANNEXURE-"B" OTHER CHARGES TO BE PAID

Details of Charges	Amount to be paid
1. Society Maintenance Charges	
2. GST	



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3. Stamp Duty	
4. Registration Fees	
5. Advocate Fees	
6. Extra Work Charges	
TOTAL RS	

ANNEXURE-"C"

TERMS AND CONDITIONS OF ALLOTMENT

(a) The Sale consideration of the said Unit/shop is Rs _____ (Rupees _____ Only) As on the date thereof the purchaser has paid a sum of Rs _____ (Rupees _____ Only) as an initial payment (herein referred to as "Earnest Money") and being part payment out of total sale consideration of said Unit. The purchaser hereby agrees to pay to the developers/owner the balance payment/amount of the sale consideration of Rs _____ (Rupees _____ Only) (hereinafter referred to as the "Balance Sale Consideration") for the purchase of the said Unit in manner set out in ANNEXURE-"A" mentioned hereinabove

(b) The purchaser shall make payment of the Sale consideration under this agreement by account payee cheques and/or demand drafts and/or pay orders (including remittances from abroad) in favor of "SHREE HARI CORPORATION" payable at Ahmedabad. The other payments with regard to amount towards security deposit, advance running maintenance share contribution, legal charges, society admission fees, maintenance deposit, proportionate share of taxes, electricity charges, municipal corporation charges, statutory dues etc., as provided in ANNEXURE-"B" hereinunder shall be payable by the purchaser separately by account payee cheques and/or demand drafts and/or pay order (including remittances from abroad) in favor of "SHREE HARI CORPORATION" payable at Ahmedabad. The amounts mentioned in ANNEXURE-"B" hereto is indicative



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(c) The terms and conditions mentioned herein shall stand merged into Lease Deed executed by the developer as regards the said Unit.

(d) The purchaser shall pay the applicable stamp duty, registration charges, Legal/Advocate charges and other incidental expense payable at the time of registration of the Lease Deed whenever the same is executed.

(e) The Purchaser shall bear and pay all applicable taxes/levies/cesses and/or any increase thereto including Goods and service tax, local taxes, water charges, insurance, duties, cess and such other levies, if any which are imposed by the concerned local authority and/or government and/or other public authority, as and when demanded by the developer including but not restricted to applicable taxes on sale of the Unit by the developers or on account of change of user of the said Unit of the purchaser.

(f) The purchaser shall not have any right to transfer, assign or part with purchaser's interest or benefits of the said Unit without the prescribe lease process.

(g) Upon termination of this allotment, the purchaser shall have no right, title and interest in the said Unit and developers shall be at liberty to dispose off and sell the said Unit to such person and at such price as the developer may in its absolute discretion think fit.